

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**SDR-23483 - SITE DEVELOPMENT PLAN REVIEW - - PUBLIC HEARING -**  
**APPLICANT: GREENSTREET PROPERTIES LLC - OWNER: OLYMPIA GROUP**  
**LLC - Request for a Site Development Plan Review FOR A PROPOSED 110,773 SQUARE**  
**FOOT COMMERCIAL CENTER on 11.21 acres at the intersection of Oso Blanca Road and**  
**Severence Lane (APNs 125-17-301-006 and 125-17-210-448), T-C (Town Center) Zone [GC-**  
**TC (General Commercial - Town Center) Special Land Use Designation and SX-TC (Suburban**  
**Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).**

**C.C.: 10/17/2007**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**1**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda – Protest postcards

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and amending Condition 1 as read for the record:

1. Conformance to the conditions for Major Modification (MOD-7588) and Special Use Permits (SUP-7589), (SUP-7590), (SUP-7591) and (SUP-7592), if approved.

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 1; Excused: 0

GLENN TROWBRIDGE, DAVID STEINMAN, STEVEN EVANS, LEO DAVENPORT,  
RICHARD TRUESDELL; (Against-None); (Abstain-SAM DUNNAM); (Did Not Vote-BYRON  
GOYNES); (Excused-None)

NOTE: COMMISSIONER DUNNAM abstained as he has open contracts with Greenstreet Properties.

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated the request meets all City requirements and is compatible with surrounding development. He recommended approval with a modification to Condition 1 which he read for the record.

BRIAN PSIODA, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He explained the site plan had been amended to include the client's residual property from the Nevada Department of Transportation and Astoria Homes, emphasizing that the only changes to the site plan were the additional acre of land and 10,000 square feet of building space. He agreed to all conditions and requested approval.

TODD FARLOW, 240 North 19th Street, requested that the site plan be displayed.

MR. PSIODA informed COMMISSIONER STEINMAN that a stoplight would be provided at an intersection adjacent to the site. BART ANDERSON, Public Works Department, noted the other ingress/egress point for the development was currently being studied to determine if a stoplight would be necessary at that location. COMMISSIONER STEINMAN expressed his support for another stoplight, observing that traveling through the site could be difficult. MR. PSIODA pointed out that traffic mitigation efforts were adequately addressed in Condition 16.

CHAIRMAN DAVENPORT declared the Public Hearing closed.